COMMUNITY MEETING REPORT

Petitioner: 6800 Solectron Owner, L.P.Rezoning Petition No. 2020-097

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 5, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, August 17, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on <u>Exhibit B</u> attached hereto. The Petitioner's representatives at the Community Meeting were Jean Rainer, Amelia Kudenholdt and Steve Shanks of the Petitioner, Jeff Mangas of EMH&T and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-097.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, October 19, 2020 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, November 3, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, November 16, 2020 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by November 16, 2020 we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed maps and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 12.4 acres and is located on the southeast corner of the intersection of Mallard Creek Road and Penninger Circle.

Using the aerial photographs, John Carmichael noted the location of the site as it relates to the Wells Fargo facility, Innovation Park and the Solectron Building, which is owned by the Petitioner.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the northern portion of the site is zoned Institutional (CD) and the southern portion of the site is zoned RE-1 (CD). John Carmichael discussed the zoning classifications of the adjacent and nearby parcels of land.

John Carmichael shared and discussed the approved RE-1 (CD) rezoning plan for the southern portion of the site. He stated that under the approved rezoning plan, the southern portion of the site can only be devoted to a surface parking lot to serve the adjacent Solectron Building. A 75 foot Class B buffer is required to be established adjacent to Penninger Circle, and this buffer cannot be eliminated and the width cannot be reduced. There is a 100 foot setback from Penninger Circle as well.

John Carmichael stated that under the approved RE-1 (CD) rezoning plan, the vehicular access points to Penninger Circle may only be opened when three of the five parcels of land located directly across from the site on the west side of Penninger Circle are redeveloped for multifamily and/or non-residential purposes.

John Carmichael shared and discussed the approved Institutional (CD) rezoning plan for the northern portion of the site. The entire site was originally zoned Institutional (CD) but now only the northern portion of the site is zoned Institutional (CD). Under the approved Institutional (CD) rezoning plan, a nursing home with independent and dependent dwelling units is allowed. A maximum of 176 dependent dwelling units and a maximum of 60 independent dwelling units would be permitted. The maximum building height is 40 feet and three stories. You could not fit all of the allowed units on the northern portion of the site.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the RE-1 (CD) SPA and RE-1 (CD) zoning districts to accommodate (1) off-street parking for the site and the adjacent parcels of land owned by the Petitioner and (2) up to 50,000 square feet of gross floor area that could only be devoted to office, medical office, financial institution, laboratory and research uses.

John Carmichael then shared and discussed the Petitioner's conditional rezoning plan. He stated that a maximum of two buildings would be permitted on the rezoning site, and a maximum of 50,000 square feet of gross floor area could be developed on the rezoning site.

John Carmichael stated that this rezoning, if approved, would provide a vehicular connection from the site and the Solectron Building site to Mallard Creek Road, and this vehicular connection is the primary purpose and driver of this rezoning request.

John Carmichael stated that a 75 foot wide Class B buffer would be established on the site next to Penninger Circle. This buffer could be eliminated when three of the five parcels of land located directly across from the site on the west side of Penninger Circle are redeveloped for multi-family and/or non-residential purposes. Likewise, the vehicular access points to Penninger Circle could only be opened when three of the five parcels of land located directly across from the site on the west side of Penninger Circle are redeveloped for multi-family and/or non-residential purposes.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question regarding the potential timeline, Steve Shanks stated that pending the approval of this rezoning request, we would develop the site when we have enough tenants in the adjacent Solectron Building. The earliest that the site would be developed would be 2021. Jeff Mangas added that the current construction activity in this area primarily relates to the improvements to Mallard Creek Road, and these improvements are winding down.
- An attendee noted that there have been major improvements to Mallard Creek Road.
- An attendee stated that when she received the Notice of the Community Meeting, she was concerned that there would be another construction project in the area. She lives off of Mallard Creek Road. In response to her comments, Steve Shanks stated that there are two current construction projects in this immediate area. The improvements to Mallard Creek Road and the improvements to the Solectron Building. The improvements to the rezoning site proposed by this Rezoning Petition would be internal to the rezoning site.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of September, 2020

6800 Solectron Owner, L.P., Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE, SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED, PLEASE CONTACT US WITH ANY

2020-097	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-097	02766161	SV SIMEON MIROTOCIVI SERBIAN	ORTHODOX CHURCH			7609 MALLARD CREEK RD		CHARLOTTE	NC	28262
2020-097	02766195	STRATA MALLARD LLC			C/O STRATA EQUITY GROUP INC	4370 LA JOLLA VILLAGE DR SUITE 960	ATTN: DAVID MICHAN	SAN DIEGO	CA	92122
2020-097	02766196	JAIN CENTER OF GREATER	CHARLOTTE			7631 MALLARD CREEK RD		CHARLOTTE	NC	28262
2020-097	02766197	SV SIMEON MIROTOCIVI SERBIAN	ORTHODOX CHURCH			7609 MALLARD CREEK RD		CHARLOTTE	NC	28262
2020-097	02769109	WALL	KIMBERLY B	STEVEN	WALL	7429 MALLARD CREEK RO		CHARLOTTE	NC	28262
2020-097	02769110	GM HOLDINGS LLC				119 SILVER EAGLE LN		MOORESVILLE	NC	28117
2020-097	02769111	GM HOLDINGS LLC				119 SILVER EAGLE LN		MOORESVILLE	NC	28117
2020-097	04705203	BAH	FATOMUATA	MAMADOU K	DIALLO	6531 MALLARD PARK DR		CHARLOTTE	NC	28269
2020-097	04705204	DIALLO	MAMADOU K	FATOUMATA	BAH	6531 MALLARD PARK DR		CHARLOTTE	NC	28269
2020-097	04705205	ZAMORA	ENEDINA M			7410 MALLARD CREEK ROAD		CHARLOTTE	NC	28262
2020-097	04705210	ROBINSON	RODRIGO			231 RIVERSIDE DRIVE UNIT 2009-1		HOLLY HILL	FL	32117
2020-097	04705214	BLACK RHINO HOLDINGS LLC				724 EAST 8TH ST		CHARLOTTE	NC	28202
2020-097	04705215	WOODWARD	TONY A	FRANCIE E	WOODWARD	17105 CLARET CT		CHARLOTTE	NC	28031
2020-097	04705219	HURD	ANDREW COLTEN			724 E 8TH ST		CHARLOTTE	NC	28202
2020-097	04711203	6800 SOLECTRON OWNER LP			C\O SHORENSTEIN PROPERTIES LLC	850 THIRD AVE 17TH FL		NEW YORK	NY	10022
2020-097	04733101	AUTUMN PARK OWNER LLC				6060 POPLAR AVE, STE 200		MEMPHIS	TN	38119
2020-097	04733104	6800 SOLECTRON OWNER LP			C\O SHORENSTEIN PROPERTIES LLC	850 THIRD AVE 17TH FL		NEW YORK	NY	10022
2020-097	04733105	6800 SOLECTRON OWNER LP			C\O SHORENSTEIN PROPERTIES LLC	850 THIRD AVE		NEW YORK	NY	10022
2020-097	04733106	SOLECTRON PROPERIES LLC			C\O SHORENSTEIN PROPERIES LLC	850 THIRD AVE 17TH FL		NEW YORK	NY	10022
2020-097	04733107	SOLECTRON PROPERIES LLC			C\O SHORENSTEIN PROPERIES LLC	850 THIRD AVE 17TH FL		NEW YORK	NY	10022
2020-097	04733108	CASKEY	JERRY THOMAS			7540 MALLARD CREEK RD		CHARLOTTE	NC	28262

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED.

2020-097	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-097		Latoya	Faustin	6351 Park Creek Dr.		Charlotte	NC	28262
2020-097		Melvine	Bowie	3446 Betterton Lane		Charlotte	NC	28269
2020-097		Natacha	Andrews	8336 Dunstaff Rd		Charlotte	NC	28269
2020-097	1971	Gia	Paige	2429 Carmathen Road		Charlotte	NC	28269
2020-097	Avaion at Maliard Creek HOA	Michelle	Wright	2850 Avalon Loop Rd	<null></null>	Charlotte	NC	28269
2020-097	Baucom Ridge	Watchna	Hom	2426 Brathay Ct	<null></null>	Charlotte	NC	28269
2020-097	Brookstone Homeowners Association, Inc.	Cristina	Sanabria	3406 Thistle Bloom Ct	<nul></nul>	Charlotte	NC	28269
2020-097	DSRCO/ Northeast Coalition of Neighborhoods	Jack W.	Brosch	3502 Marionwood Dr	<nuil></nuil>	Charlotte	NC	28269
2020-097	Farmington Homeowners Association	Hester	Kast-McClure	3514 Rindle Ct	<null></null>	Charlotte	NC	28269
2020-097	Forest Pond Homeowners Association	Mehl	Renner	6105 Spring Flower Ct	<null></null>	Charlotte	NC	28262
2020-097	Fox Glen Homeowners Association	Samrina	Jordan	5500 Haybridge Rd	<null></null>	Charlotte	NC	28213
2020-097	Glenview	Franecia	Rosemond	3702 Sipes Lane	<null></null>	Charlotte	NC	28269
2020-097	Harrington Woods	Tim	Stokes	8008 Alba Ct	<nui></nui>	Charlotte	NC	28269
2020-097	Hemby Woods Neighborhood Assoication	Jacqueline A.	Ross	6821 Rain Creek Wy	<nui⊳< td=""><td>Charlotte</td><td>NC</td><td>28262</td></nui⊳<>	Charlotte	NC	28262
2020-097	Hubbard Woods	Lelia	Jackson	7516 Hubbard Woods Rd	<null></null>	Charlotte	NC	28269
2020-097	Hunters Chase	Harriett	Mendinghall	7510 Hubbard Woods Rd	<null></null>	Charlotte	NC	28269
2020-097	Kimberlee Apartments	Bobby	Curtis	5643 Hedgecrest PI	<null></null>	Charlotte	NC	28269
2020-097	Mallard Creek Crossing	Rhonda	Odom	6838 Brachnell View Dr	∢Null>	Charlotte	NC	28269
2020-097	Mallard Creek Crossing neighborhood	Teekukumar	Patel	6703 Pine Branch Court		Charlotte	NC	28269
2020-097	Mallard Ridge Homeowners Association	Jose	Chirino	5603 Mallard Grove Rd	<nui></nui>	Charlotte	NC	28269
2020-097	O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 Black Walnut Lane	<null></null>	Charlotte	NC	28269
2020-097	Rockwell Park Neighborhood Association	Anderia	Sowell	6625 Rockwell Blvd.	<null></null>	Charlotte	NC	28269
2020-097	Royden Homeowners Association	Ed	Brea	6403 Rockwell Bv W	<null></null>	Charlotte	NC	28269
2020-097	Silverstone HOA	Angela	Collins-Lewis	7409 Stone Mountain Ct.	<null></null>	Charlotte	NC	28262
2020-097	Silverstone HOA	Angela C.	Lewis	7409 Stone Mountain Ct.	<null></null>	Charlotte	NC	28262
2020-097	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd	<null></null>	Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition No. 2020-097 filed by 6800 Solectron

Owner, L.P. to request the rezoning of an approximately 12.40 acre site located on the southeast corner of the intersection of Mallard Creek Road and Penninger Circle from the RE-1 (CD) and Institutional (CD) zoning districts to the RE-1

(CD) Site Plan Amendment and RE-1 (CD) zoning districts

Date and Time

of Meeting: Monday, August 17, 2020 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community

Meeting

We are assisting 6800 Solectron Owner, L.P. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 12.40 acre site located on the southeast corner of the intersection of Mallard Creek Road and Penninger Circle from the RE-1 (CD) and Institutional (CD) zoning districts to the RE-1 (CD) Site Plan Amendment and RE-1 (CD) zoning districts. The purpose of this rezoning request is to accommodate off-street parking for the site and certain adjacent parcels of land and up to 50,000 square feet of gross floor area that could only be devoted to office, medical office, financial institution, laboratory and research uses.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition to be held on Monday, August 17, 2020 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-097). You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at <u>jearmichael@robinsonbradshaw.com</u>.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Malcolm Graham, Charlotte City Council District 2 (via email)

Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: August 5, 2020

EXHIBIT B

Attendee List

Teekukumar Patel

Lelia Jackson

Rezoning Petition No. 2020-097



6800 Solectron Owner, L.P., Petitioner

Community Meeting
August 17, 2020

ROBINSON BRADSHAW

Charlotte: Research Triangle: Rock Hill

robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site
- IV. Current Zoning of the Site and Nearby Parcels
- V. Review the Currently Approved Rezoning Plans for the Site
- VI. Rezoning Request
- VII. Review the Rezoning Plan
- VIII. Questions



Team

- Jean Rainer, 6800 Solectron Owner, L.P.
- Amelia Kudenholdt, 6800 Solectron Owner, L.P.
- Steve Shanks, 6800 Solectron Owner, L.P.
- Jeffrey Mangus, EMH & T
- John Carmichael, Robinson, Bradshaw & Hinson



Current Rezoning Schedule

Public Hearing: Monday, October 19, 2020 at 5:00 PM

at the Charlotte-Mecklenburg

Government Center

Zoning Committee: Tuesday, November 3, 2020 at 5:30

PM at the Charlotte-Mecklenburg

Government Center

City Council Decision: Monday, November 16, 2020 at

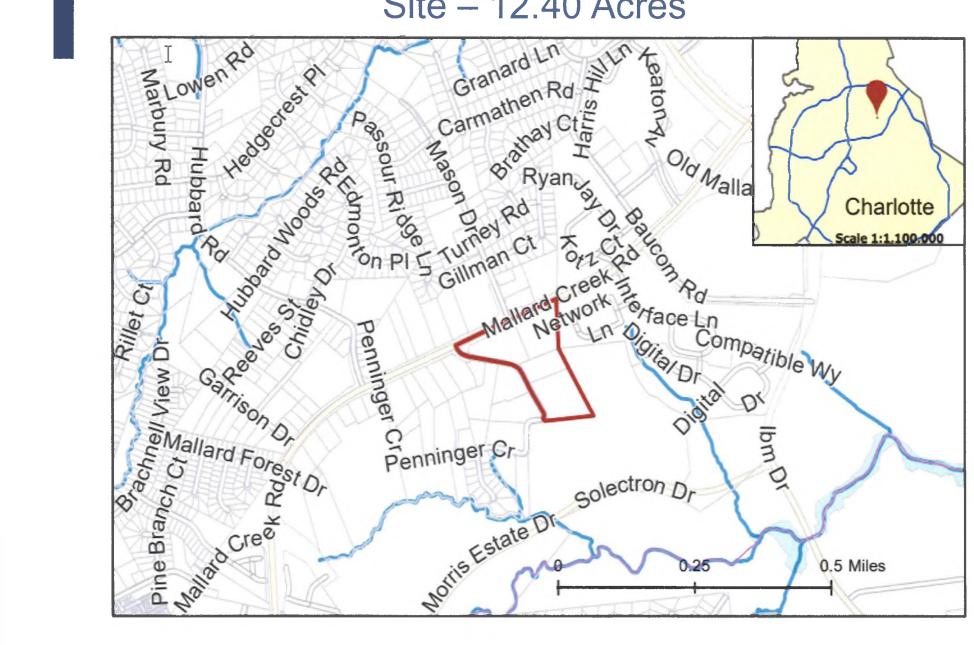
5:00 PM at the Charlotte-Mecklenburg

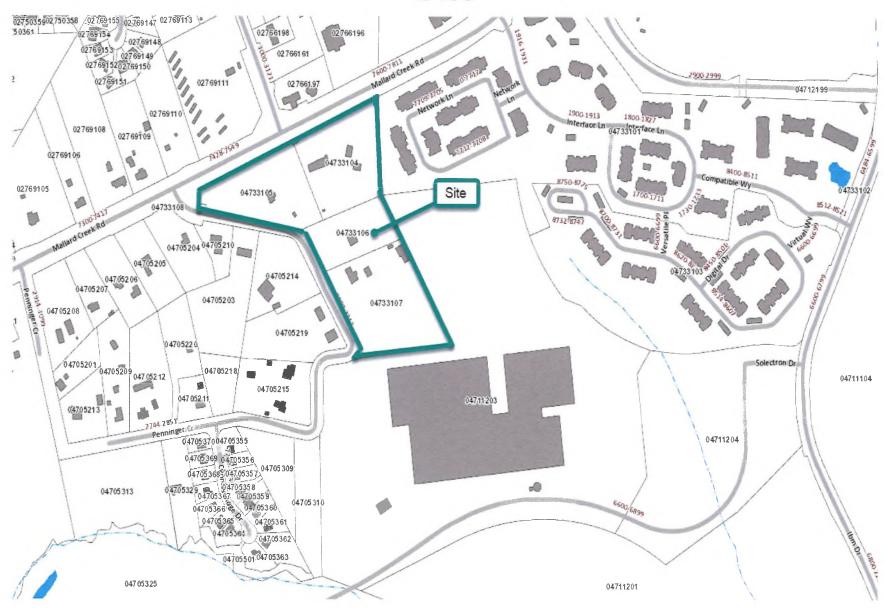
Government Center



Charlotte: Research Triangle: Rock Hill robinsonbradshaw.com

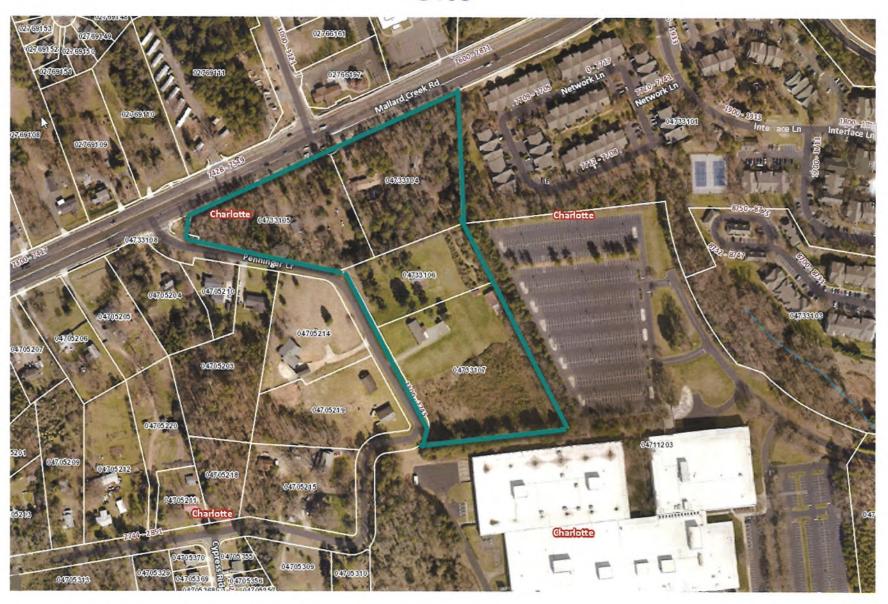
Site – 12.40 Acres



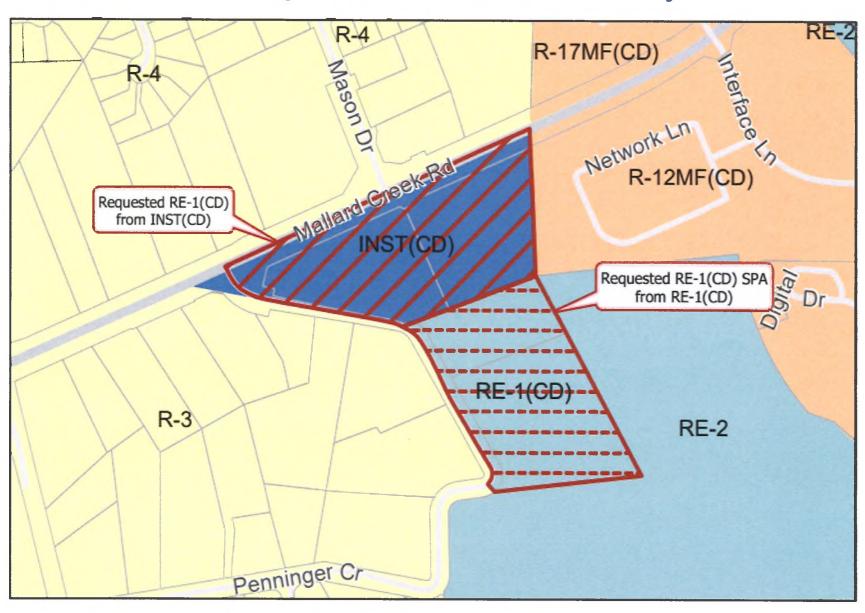








Current Zoning of the Site and Nearby Parcels



Approved RE-1 (CD) Rezoning Plan for Tax Parcel Nos. 047-331-06 and 047-331-07



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Rezoning Petition #: 2018-013



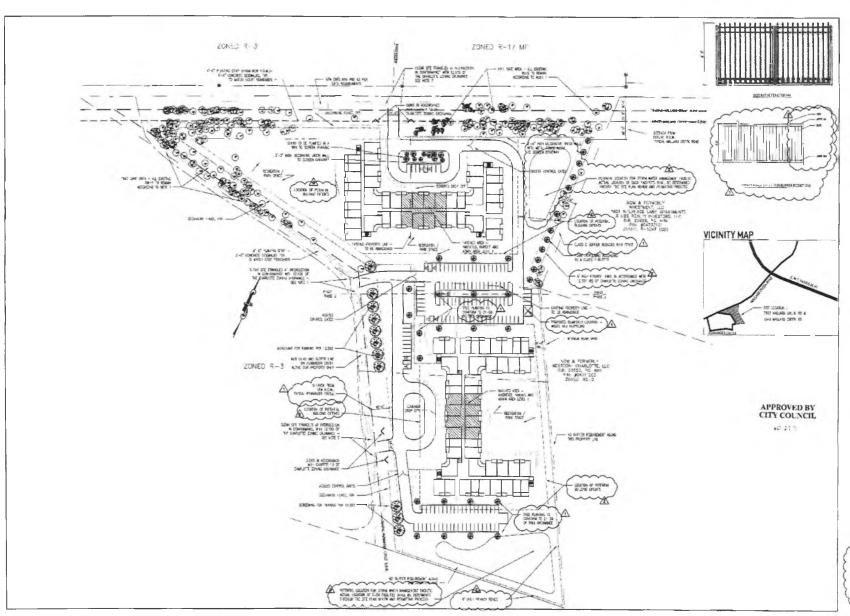
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SOVELOPICANT PLAN 4 SOVELOPICANT STANDARD NOTES

RZ-1.0



Approved Institutional (CD) Rezoning Plan for Tax Parcel Nos. 047-331-04 and 047-331-05



 W NarmourWright

> 197 W. Worthington Avenue Sulte 200 Charlotte, NC 28203 p 704.332.5668 1 704.332.9556 www.namicurviighi.com

Charlotte, North Carolina **CRYSTAL GARDENS**

271-01-01 - CTAFF COMMENT REMEMORE 2 2011-03-02 - SWF COMMON REVENUE

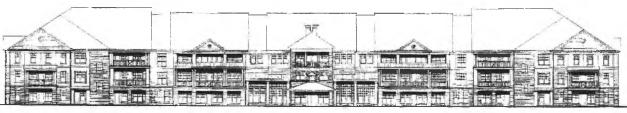
AUGUST 23, 2010 REZONING PETITION # : 2010-069

SECSTAND BECSTAND MAR 2 1 2011

SITE PLAN FOR REZONING

2010-069





1 COMPLETE ELEVATION - MALLARD CREEK (PENNINGER SIMILAR)

NarmourWright

127 W. Worthington Avenue Suite 200 Charlotte. NC 28203 p. 704-332-5688 f. 704-332-5658 www.narmourwright.com

CRYSTAL GARDENS Charlotte, North Carolina

2011-03-02 - STAFF COMMON REPERSON

REZONING PETITION # : 2019-069

PROJECT NUMBER 13-812

ELEVATIONS FOR REZONING

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Rezoning Request

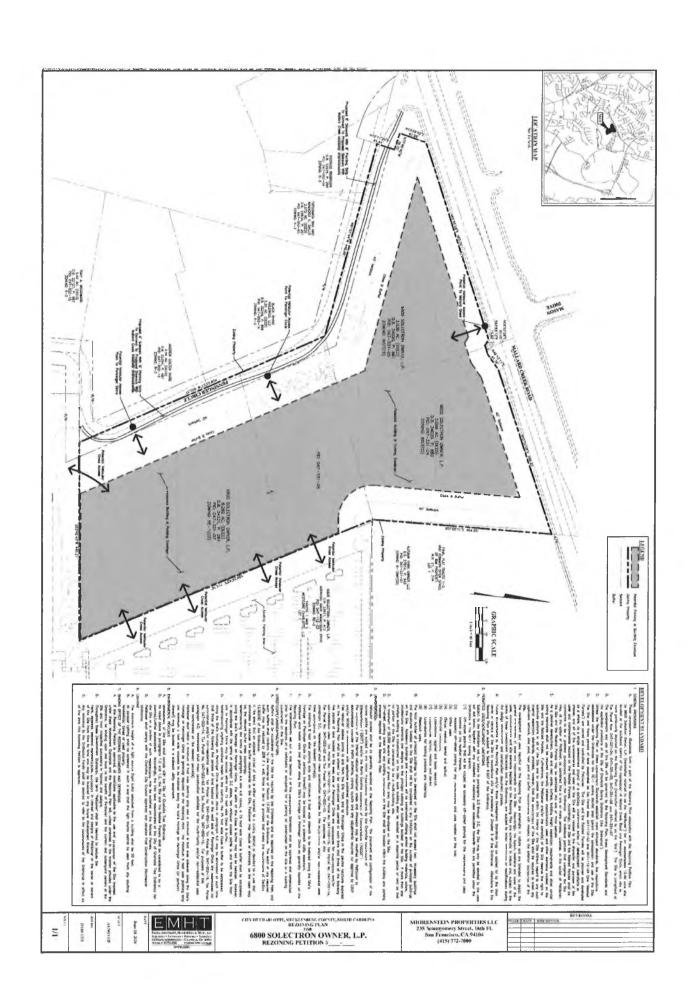
Requesting that the site be rezoned from the RE-1 (CD) and Institutional (CD) zoning districts to the RE-1 (CD) Site Plan Amendment and RE-1 (CD) zoning districts to accommodate:

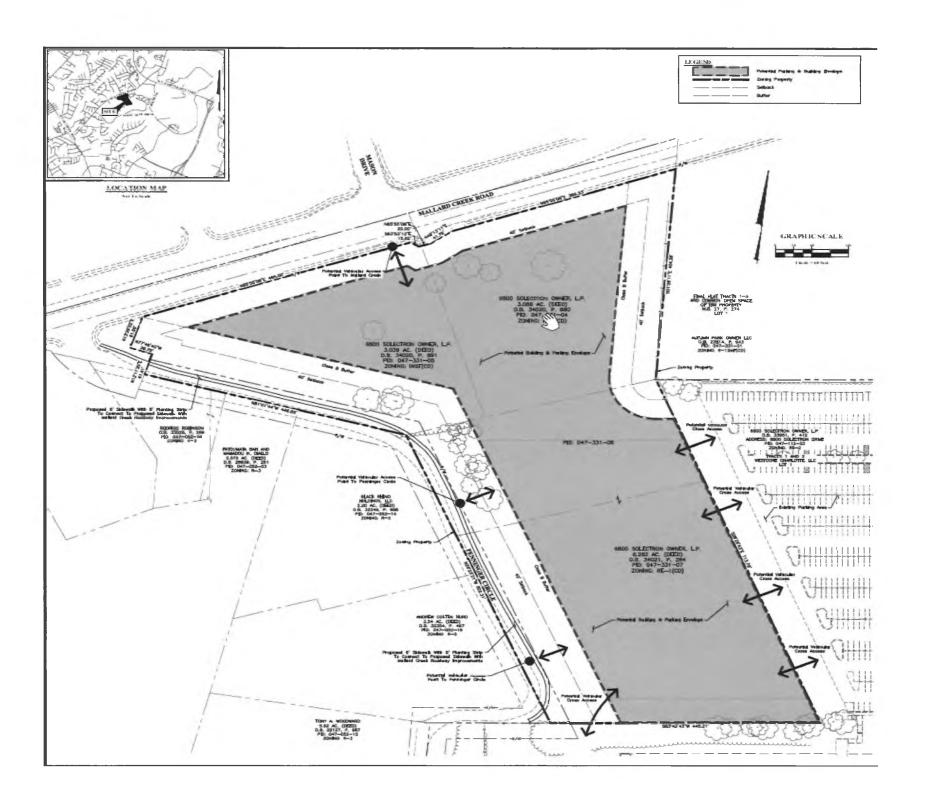
- (1) off-street parking for the site and certain adjacent parcels of land; and
- (2) up to 50,000 square feet of gross floor area that could only be devoted to office, medical office, financial institution, laboratory and research uses

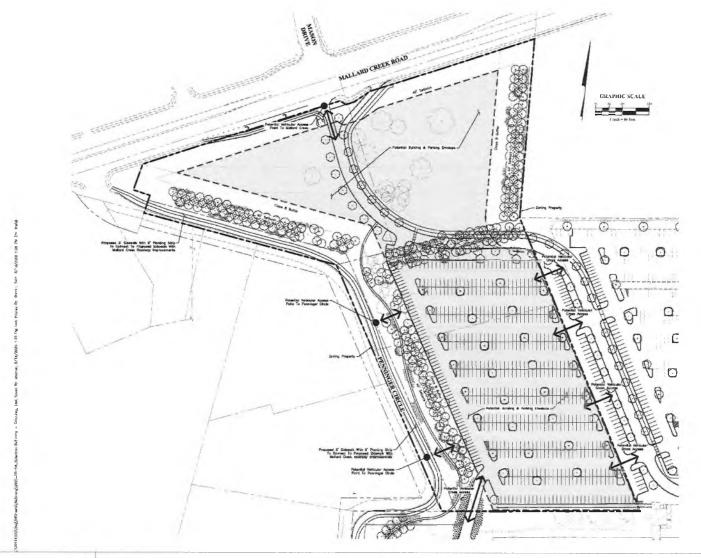


Charlotte: Research Triangle: Rock Hill robinsonbradshaw.com

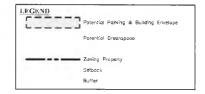
Rezoning Plan











6800 SOLECTRON OWNER, L.P.

CHARLOTTE, NORTH CAROLINA

Questions